



HARVEY ROBINSON

Guide Price

£400,000

Manor Close

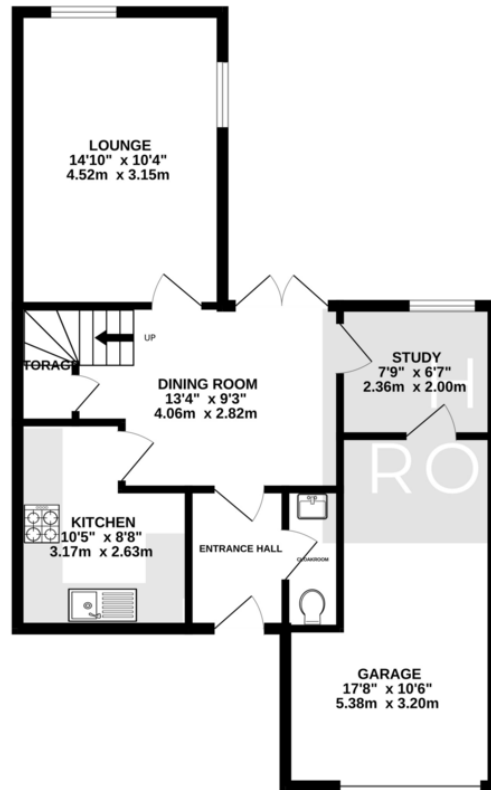
Clifton, SG17 5EJ

Harvey Robinson estate agents in Biggleswade are delighted to offer for sale this well presented three bedroom terraced family home located within the sought-after village of Clifton. This modern and spacious home in brief consists of Entrance Hall, Cloakroom, Kitchen with integrated dishwasher, Spacious Dining Room with access to the rear garden, Study and Lounge completing the Ground Floor. The three bedrooms with bedroom two benefitting from a walk in wardrobe and the three piece family bathroom can be found occupying the First Floor. Outside, the property has a landscaped rear garden mainly laid to lawn with a paved patio area perfect for outside dining and entertaining and the off road parking for two vehicles can be found to the front of the Garage. Clifton serves the local community well with facilities including a convenience store, butchers' shop, primary schooling, and play parks nearby, making this property and location ideal as a family home. Shefford Town Centre is located nearby with various High Street shops, bars, and restaurants. The mainline train station located at Arlesey just under 2 miles away provides access into London Kings Cross within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.

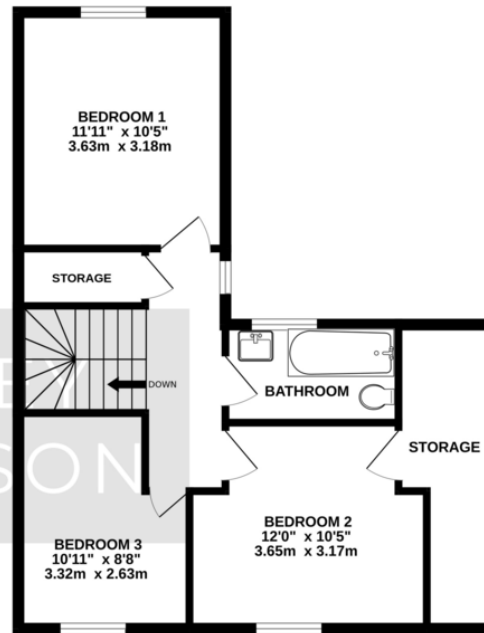




GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.



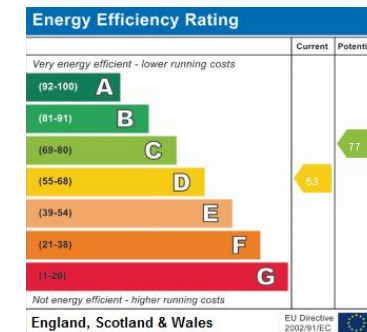
1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.7 sq.m.) approx.
Made with Metropix 6/2023

FAQs

Tenure: Freehold
Property Built: 1969
Boiler Installed: Approx. 2018
Council Tax Band: C
Rear Garden Aspect: West Facing
Fence Boundary: Left and Rear
Garage: Roller Remote Door Approx. 2 Years Old
Primary School: Clifton All Saints Academy
Secondary School: Samuel Whitbread Academy
Water Meter: Yes
Postcode: SG17 5EJ
what3words:///full.relief.punt



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

HARVEY ROBINSON

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